

**23 Martonia Buildings, Artizan  
Road**

**NORTHAMPTON  
NN1 4HS**

**£875 Per Month**



- **AVAILABLE MARCH**
- **MODERN DECORATION AND FLOORING**
- **RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: C**

- **TWO STOREY DUPLEX APARTMENT**
- **MODERN KITCHEN AND BATHROOM**
- **ALLOCATED SECURED PARKING SPACE**
- **COUNCIL TAX BAND: C**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*Available March\*\*** A refurbished duplex apartment in the heart of Abington which offers secure gated parking. The property has a modern kitchen, modern bathroom, new flooring throughout and has undergone complete redecoration. **\*\*Unfurnished, sorry no pets\*\***

### **Entrance Hall**

Stairs rising to first floor with under stairs storage cupboard.

### **Lounge/Dining Room/Kitchen**

19'4" x 16'0" max (5.90 x 4.90 max)

### **Lounge/Dining Room**

High beam ceiling, radiators, three windows to front elevation.

### **Kitchen Area**

Refitted and offering wall and base mounted cupboards with work surface space, inset single drainer stainless steel sink unit, electric oven, inset electric hob with extractor over, washing machine, fridge, laminate flooring.

### **Bathroom**

Three piece white suite comprising panel bath with shower and screen, pedestal hand wash basin, W/C with enclosed cistern, laminate flooring, radiator, frosted double glazed window to side elevation.

### **Bedroom**

12'5" x 10'4" (3.80 x 3.15)

Radiator, four large Velux windows offering excellent natural light, raised recess with under eaves storage cupboard, further cupboard housing hot water cylinder.

### **Externally**

### **Parking**

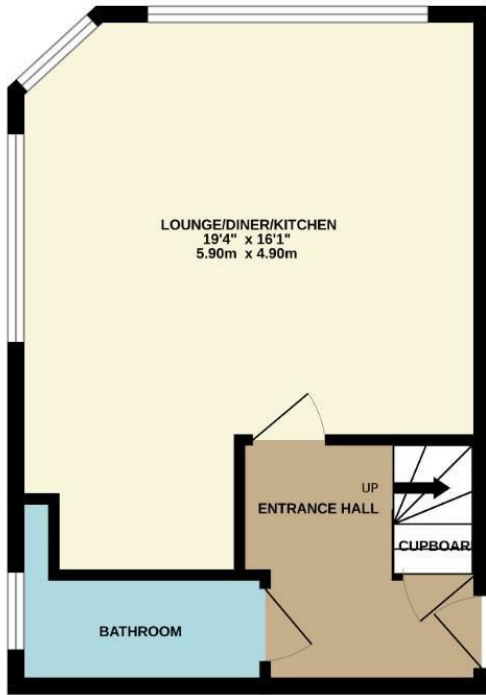
The property has a secure allocated parking space with electric gates.

### **Agents Notes**

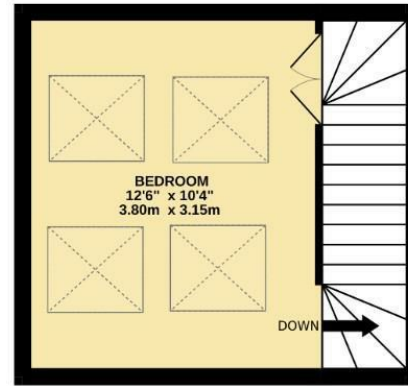
Local Authority: West Northamptonshire

Council Tax Band: C

SECOND FLOOR



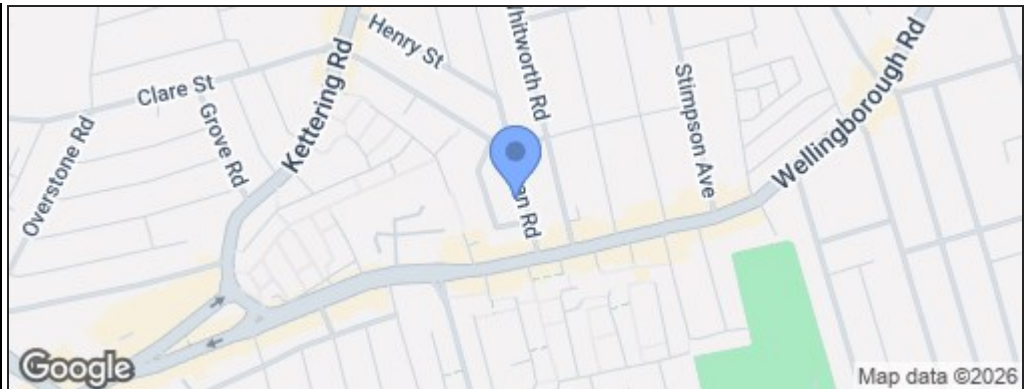
THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.